

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: January 10, 2013

Meeting No.: 160

Project: Rotunda Redevelopment

Phase: Final

Location: 40th Street/30th Street/Elm Street - Hampton

PRESENTATION:

Mr. Ryan Kautz, architect with Design Collective, presented changes made to the project in response to the Panel's previous review on August 16, 2012. These changes included separating the service and parking garage entry points off of Elm Street, creating a more declarative, visually pronounced top floor for the mid rise component, and refining the food store façade. Mr. Kautz presented the palette of exterior materials and colors for the project. Ms. Anna Dennis, Landscape Architect with Design Collective, presented the hardscape and landscape design for the project, including proposed tree planting along the 40th Street, 38th Street, and Elm Street property lines.

COMMENTS FROM THE PANEL:

The Panel appreciated the Architect's positive response to the comments articulated in the August 16, 2012 UDARP meeting minutes and complemented the Landscape Architect for a thoughtful design and presentation. The Panel offered the following comments for consideration:

1.) **MASSING:**

The Panel questioned the decision to reduce the height of the low rise block at Elm and 38th Streets from four stores to three and argued that such a move reduces the significance of this corner and disrupts the rhythm of the façade along 38th Street. The lower mass at the corner should be reconsidered and the original 4 level proposal is a more appropriate massing for the development.

The Panel questioned the need to articulate a top floor terrace on the northern corner of the west elevation of the east wing and believed it diminished the power of the west elevation "frontal piece" facing the square.

2.) BUILDING ELEVATIONS:

The Panel expressed concern that efforts to assert a more declarative top floor were too timid and not as bold as they needed to be in light of the massing and scale of the project and urged continued study. Of particular concern was the south elevation of the east wing. The Panel felt that this particular elevation, unlike the south elevation of the west wing, failed to articulate the bulk mass.

3.) MECHANICAL VENTING:

The Panel acknowledged the economics of utilizing individual “thru wall” mechanical units but expressed concern about the placement and detail of exterior mechanical registers on the façade and urged continued study.

4.) SERVICE AND PARKING GARAGE ENTRY:

Although improved from the previous presentation, the panel felt this area of the Elm Street façade needed additional study and urged the architect to see the street and retail levels facing Elm Street as part of a unified composition, not just as a blank masonry wall above garage doors.

5.) RETAIL SIGNAGE:

The Panel appreciated the Developer’s desire to encourage creative expression by individual retail tenants with respect to store front design and signage. However, it was felt that written design guidelines and standards are critical to achieving a positive predictive outcome concerning storefronts and signage.

PANEL ACTION:

The Panel recommends approval with comments.

ATTENDEES:

Al Barry – AB Associates

Chris Bell – Hekemian

Patrick Lundberg, Shannon Ryan, Anna Denis, Eric Wohnsigl, Ryan Kautz – DCI

Stephanie Murdock, Cindy Leahy – 14th District

Dr. Lizbeth Binks – Rotunda Tenant

Jennifer J. Mielke – JHU Community Affairs

Gary Haber – BBJ

Steve Ziger, Michael Westgate – Ziger/Snead

Larry Perl – Baltimore Messenger

Ms. Eig, Messrs. Bowden, and Burns* - UDARP Panel

Anthony Cataldo, Christina Gaymon, Katie-Rose Imbriano - Planning